

TEMPE PLANNING AND ZONING COMMISSION/CITY COUNCIL 11.8.90  
PUBLIC INFORMATION SHEET: TEMPE STANDARD SHARED PARKING MODEL

Chapter 6 (Parking) of Tempe's Zoning Ordinance refers to Tempe's "Standard Shared Parking Model" that can be used as a basis for predicting the Parking Demand for a particular mix of uses on a site. The model assumes that every separate use will actually need the full amount of parking that is called for by the ratios in the Ordinance at some point (called the "peak" period for that use) during the day. For example, in the real world, some uses (like nightclubs) peak in the evening; others (like offices) peak in the morning or afternoon. Where different uses need parking at different times of the day, there is an opportunity for them to share parking. This means that the total number of stalls needed to serve a "mixed use" site (the Parking Demand) may be significantly less than the number of stalls that would have to be built if each of the uses had to provide parking on its own (the Parking Required by Ordinance).

The Standard Shared Parking Model is a tool for estimating the Parking Demand for a specific mix of uses. It is called "standard" because each of the demand curves represents the parking needed for an average, typical use, based on studies and observations collected by staff over a number of years. The "curves" are represented below as a table showing the percent of the Ordinance requirement for sixteen groups of uses, by hour of day.

These curves can be adapted to fit the specific needs of a major tenant on the site. The advantage of doing this is that the model will be more accurate in predicting that tenant's share of the parking throughout the day. The disadvantage is that the model will be unique, and may not work as well if that tenant is replaced by an average, typical user in the future. In addition to changing the curves, one might also consider the impact of transit availability (reliable mass transit serving the site), trip reduction programs (vans and carpooling, etc.) and captive market effects (where uses serve patrons who are already on site), as well as any users who might need more parking than Ordinance ratios require. Any modifications to the standard model should be based on a "professional parking analysis and management study", as described in a companion information sheet available from the Planning Department.

Enclosed: Instructions on how to apply model

TEMPE PLANNING AND ZONING COMMISSION/CITY COUNCIL 11.14.90  
PUBLIC INFORMATION SHEET: PARKING ANALYSIS AND MANAGEMENT STUDY

Section 6 of Tempe's Zoning Ordinance refers to submittal of a professional Parking Analysis and Management Study where an applicant is basing his parking on the predicted demand, rather than on the amount required by Ordinance. To assist in the process, staff has prepared a more detailed description of the elements in such a Study, in a format that could be adapted as needed for each site:

"professional": The study should be stamped by a Professional Engineer who is registered in the State of Arizona and who has extensive experience with traffic and parking issues in private development. The consultant's qualifications should be briefly described in the study.

"analysis":

A review of the existing and proposed parking conditions on the site, including:

(a) a brief history of the phases of site development, with details of City approvals of variances, use permits, etc.

(b) an overview of any parking problems that currently exist on the site, based on personal interviews with tenants, managers and owners, and on direct observations and counts by the consultant.

(c) a comparison of the parking required by Ordinance with the parking provided, both for current and proposed uses on the site.

(d) an estimate of the parking demand for the site, along with the methodology (tables, graphs, assumptions, etc.) supporting that estimate.

(e) a discussion of the probable scenarios and problems that will need to be addressed if the parking is provided in relation to demand, as proposed.

(f) any special conditions to protect the public interest recommended by the consultant if the project is approved as proposed.

"management":

A summary of all implementation strategies needed to deal with the anticipated problems mentioned in (e) above, promoting any or all of the following, for example:

(1) ride sharing (incentives for carpools, vanpooling, set up programs to encourage high occupancy vehicles through specific incentives and policies, etc.).

(2) transit use (utilize flexible subsidies and fringe benefits, locate transit stops strategically, etc.).

(3) alternative styles of transportation (encourage bicycles, motorcycles, walking, consider market rates for employee parking, promote off-peak trips, etc.).

(4) convenient pedestrian circulation on-site (quality design of walkways, consider trams, create parking zones, cluster uses sharing customers, etc.).

(5) efficient use of parking (supply a mix of short-term and long-term parking, cluster uses sharing parking, minimize reserved spaces, consider permits, etc.).

(6) effective management (assign administrative responsibility for program to one person, section or company, achieve consistency in policy and enforcement, undertake periodic monitoring, file update reports with City, review impact of new tenants, etc.).

To use the model, take the following steps:

1. Verify that all uses on site have equal access to all parking spaces on site, that there are cross access easements across all property lines, and that there are no legal impediments to sharing the parking
2. List all uses on the site
3. Parking Required: Calculate the parking required for each use according to the ratios in the Ordinance
4. Adjust for transit, trip reduction, captive market or surplus need effects; if you change the model, state your assumptions clearly
5. Group the uses according to the categories in Table I below
6. Add up the total number of spaces required for each group
7. Multiply that number times the percent shown in Table II below ("80" means 80 % or .8 of the Ordinance requirement) for each hour for each group
8. Add up the total number of spaces needed by hour of day
9. Parking Demand: Find the maximum number of spaces needed by hour of day: this will represent the minimum number of spaces that the particular mix will actually need
10. Parking Provided: Add between 5% (for large sites with stable Demand throughout the year) and 10% (for small sites with a Demand that fluctuates throughout the year) to the Parking Demand to get a realistic estimate of the amount of parking you should provide for this mix of uses.

Admittedly, these steps are laborious without aid of a computer. A program can be written in about one working day, or you may purchase a diskette from the Planning Department if your computer uses HPWORD and LOTUS.

Table I  
Categories of use

Bar/Club:	bar, nightclub, lodge
Bowling/Spa:	bowling alley, health club/spa
Church:	church, mortuary
Commute:	day care, self-serve car wash, convenience store/gas sales
Conference:	conference, high/trade schools
Entertainment:	amusement park, arcade, courts (tennis, raquetball, etc), mini-golf, poolhall, team sports (volleyball, softball, etc.)
Golf:	golf course, driving range
Hospital:	hospital, nursing home
Hotel:	hotel, bed and breakfast
Industrial:	manufacturing, warehousing
Office:	general office, medical office, jr/elem schools
Residence:	boarding house, fraternity/sorority, mobile home/trailer, multi-family, single-family
Restaurant:	indoor and outdoor dining
Retail:	auto sales, bank, automatic car wash, furniture sales, museum, indoor and outdoor retail
Stadium:	stadium
Theater:	theater

**Table II A**  
**Percent of Ordinance by use and hour**

The following table shows the percent of the total parking required by Ordinance for each group of uses, by hour of day, for the normal weekday: Monday morning through late Friday afternoon.

USE	7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm
BAR/CLUB	0	0	2	10	25	40	20	10	15	40
BOWL/SPA	10	25	20	15	25	35	30	40	65	85
CHURCH	0	10	75	100	75	10	75	100	75	10
COMMUTE	60	100	100	50	60	80	70	50	60	80
CONF/HS	50	100	100	100	95	70	95	95	85	35
ENTERTAIN	2	2	20	25	35	40	45	50	55	60
GOLF	100	100	95	90	90	85	90	95	95	95
HOSPITAL	60	80	90	100	70	85	75	90	100	85
HOTEL	85	65	45	35	25	30	25	30	25	40
INDUSTRIAL	75	85	100	100	90	80	85	95	95	95
OFFICE/ES	25	80	100	100	100	80	75	95	95	85
RESIDENCE	90	65	35	35	50	60	50	35	40	55
RESTAURANT	10	20	25	30	75	85	75	45	35	40
RETAIL	5	20	30	40	50	75	85	95	100	85
STADIUM	0	0	0	1	1	2	2	5	15	25
THEATER	0	0	0	2	5	10	20	25	35	45

USE	5pm	6pm	7pm	8pm	9pm	10pm	11pm	mdnt	1am
BAR/CLUB	60	80	95	100	100	100	100	90	75
BOWL/SPA	60	95	100	100	100	75	35	20	5
CHURCH	20	30	40	40	20	5	0	0	0
COMMUTE	100	100	60	30	20	10	5	5	2
CONF/HS	50	20	70	80	80	50	30	15	5
ENTERTAIN	70	90	100	100	100	90	70	20	2
GOLF	95	80	60	90	90	60	5	0	0
HOSPITAL	80	80	60	50	30	30	25	25	25
HOTEL	60	65	75	80	95	100	100	100	100
INDUSTRIAL	50	25	10	10	5	5	5	2	2
OFFICE/ES	70	25	15	10	5	5	2	2	0
RESIDENCE	70	75	80	85	90	95	100	100	100
RESTAURANT	60	80	95	100	100	75	60	50	35
RETAIL	80	70	60	50	45	25	10	5	2
STADIUM	30	90	100	100	100	75	25	5	2
THEATER	55	75	95	100	100	90	70	50	20

**Table II B**  
**Percent of Ordinance by use and hour**

The following table shows the percent of the total parking required by Ordinance for each group of uses, by hour of day, for the normal weekend: Friday evening through Sunday evening.

USE	7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm
BAR/CLUB	0	0	5	20	40	60	40	35	30	45
BOWL/SPA	60	80	100	75	50	60	50	60	50	60
CHURCH	10	30	90	100	100	50	20	10	5	5
COMMUTE	10	15	25	20	30	35	30	20	20	25
CONF/HS	0	5	40	40	20	10	30	30	30	20
ENTERTAIN	10	50	90	100	100	95	90	85	80	75
GOLF	100	100	95	90	90	85	90	95	95	95
HOSPITAL	60	80	90	100	70	85	75	90	100	85
HOTEL	90	70	50	40	35	40	35	35	40	50
INDUSTRIAL	5	25	50	50	45	40	40	35	30	25
OFFICE/ES	2	5	10	15	10	10	15	10	10	5
RESIDENCE	95	80	60	55	60	65	60	50	60	70
RESTAURANT	10	35	45	75	95	100	95	45	25	30
RETAIL	5	20	40	65	70	60	75	65	55	45
STADIUM	0	5	10	15	20	75	100	100	100	50
THEATER	0	0	0	2	5	25	75	75	70	70

USE	5pm	6pm	7pm	8pm	9pm	10pm	11pm	mdnt	1am
BAR/CLUB	70	70	90	100	100	100	100	100	100
BOWL/SPA	70	95	100	100	100	80	50	20	5
CHURCH	5	30	40	40	20	10	2	0	0
COMMUTE	35	40	30	25	15	10	10	20	10
CONF/HS	10	5	5	5	2	0	0	0	0
ENTERTAIN	70	90	100	100	100	100	75	35	15
GOLF	95	80	60	25	10	2	0	0	0
HOSPITAL	80	80	60	50	30	30	25	25	25
HOTEL	65	70	80	90	100	100	100	100	100
INDUSTRIAL	20	10	5	2	0	0	0	0	0
OFFICE/ES	2	2	0	0	0	0	0	0	0
RESIDENCE	90	70	40	40	45	75	90	100	100
RESTAURANT	50	75	100	100	100	95	75	55	35
RETAIL	30	20	25	30	20	5	2	0	0
STADIUM	40	85	95	100	100	95	40	5	2
THEATER	60	50	80	100	100	95	80	100	100

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